

THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION
Madeira Beach City Hall, Patricia Shontz Commission Chambers
300 Municipal Drive, Madeira Beach, FL 33708
www.madeirabeachfl.gov | 727.391.9951
August 5, 2024 - MINUTES

1. CALL TO ORDER

Chairman Wyckoff called the meeting to order at 6:00 PM

2. ROLL CALL

Members in Attendance:

Chairman Wyckoff
Commissioner LaRue
Commissioner Dillon
Commissioner Meagher

Members Absent:

Commissioner Noble
Commissioner Connolly

Staff Representatives:

Jenny Rowan, Community Development Director
Marci Forbes, City Engineer
Andrew Morris, Long Range Planner
Tom Trask, City Attorney

3. PUBLIC COMMENTS

Chairman Wyckoff opened the floor to public comment on any topics not related to items on the agenda.

No residents came forward.

4. APPROVAL OF MINUTES

Minutes from the June meeting were approved unanimously.

5. NEW BUSINESS

A. Ordinance 2024-09: Appendix D JPVAC Zoning 2024-09

Jenny Rowan presented.

- Staff went through history and stated shy this ordinance is currently being heard.
- Staff noted that additional printed packet was provided to commissioners and public e attending the meetings.
- Page five has special exception uses and specifics added to the ordinance.
- Staff rec commends approval to Section D-108 that addresses height and the used of the word “stories”.

Commissioner Dillon asked a question about rooftop uses. Ms. Rowan stated that it would have to have special exception use and be approved by the special Magistrate.

Chairman Wyckoff asked for public comment.

A resident came forward and spoke about amplified and live music per 500 feet.

Discussion followed regarding enforcing noise ordinance.

- Commissioner LaRue made a motion for the John’s Pass Village Center Zoning Activity Center Development standards as amended by staff.
- Commissioner Meagher seconded the motion.
- The motion passed unanimously.

B. Ordinance 2024-10: C-1 refer to Appendix D

Chairman Wyckoff asked for public comment. NO residents come forward

Ms. Rowan presented.

This would change C-1 to JPV Activity and update presentation.

A short discussion followed.

- Chairman Wyckoff called for a motion.
- Commissioner Meagher made a motion to approve
- Commissioner Dillon seconded
- The motion passed unanimously.

C. Ordinance 2024-11: Rezone JPVAC area to C-1

Attorney Trask stated that this is quasi-judicial and read the summary of the application.

Attorney Trask then read the section of code relevant to the application and stated the order of presentation and read the quasi-judicial procedures.

Attorney Trask then asked if anyone had a conflict of interest and asked for people to be sworn in.

Ms. Rowan presented.

No discussion followed.

- Chairman Wyckoff called for a motion.
- Chairman Dillon made a motion to approve.
- Chairman LaRue seconded the motion.
- The motion passed unanimously.

D. Ordinance 2024-12: C-2 to reserved

Chairman Wyckoff asked for public comment. No residents came forward.

Ms. Rowan presented.

- Chairman Wyckoff asked for a motion.
- Commissioner Dillon made a motion to approve.
- Commissioner Meagher seconded
- The motion passed unanimously.

E. Ordinance 2024-13: C-3 to be consistent with Madeira Beach Town Center Special Area Plan

Chairman Wyckoff asked for public comment. No residents came forward.

Ms. Rowan presented. Staff recommends it to read the same as previous item, 2024-09.

Discussion followed.

Ms. Rowan stated that 110-319 Open Rooftop and Balcony and Elevated Terrace use if commercial use are accessible to more than one temporary lodging or vacation unit to be included along with staff recommendation to adopt. She further stated that the goal of staff is to eliminate inconsistencies.

- Commissioner LaRue made a motion to approve with changes for clarification.
- Commissioner Dillon seconded the motion.
- The motion passed unanimously.

F. Ordinance 2024-14:C-4 to be consistent with Madeira Beach Town Center Special Area Plan

Chairman Wyckoff asked for public comment. No residents came forward.

Ms. Rowan presented.

- Commissioner LaRue made a motion to pass with updates.
- Commissioner Meagher seconded the motion.
- The motion passed unanimously.

G. Ordinance 2024-15: R-3 to be consistent with Madeira Beach Town Center Special Area Plan

Chairman Wyckoff asked for public comment.

A resident came forward and addressed the potential for rooftop activity. He stressed the noise and suggested that a manager should be present to enforce rules.

Ms. Rowan presented. This would be the same as previous items.

Discussion followed. Staff clarified that rooftop use is currently permitted, and this ordinance will add another step.

Ms. Rowan stated that we would ask for the same definition as previous.

- Chairman Wyckoff called for a motion.
- Commissioner Dillon made a motion to pass with changes.
- Chairman LaRue seconded the motion.
- The motion passed unanimously.

6. OLD BUSINESS

There was no old business.

7. PLANNING COMMISSION DISCUSSION

There was no planning commission discussion.

8. ADMINISTRATIVE/STAFF PRESENTATION

A: Planned Development Zoning

Jenny Rowan presented.

- There are inconsistencies in our code that need to be resolved.
- We reviewed plans from other cities and made sure it's consistent with the Comprehensive plan.

Discussion followed

B: Floodplain amendments

Jenny Rowan and Marci Forbes presented.

- The city was contacted by the Florida Department of Emergency Management and informed that some changes were needed.
- New FL building code triggers this requirement for changes.
- Definitions are all placed in the same section.
- Discussion regarding CRS and insurance followed.
- Ms. Rowan stated that we will be seeing this again in the future.

C: Master Plan

Mr. Morris reminded the Commission that we have a survey regarding the master plan, and it has been getting a good response.

9. NEXT MEETING

The next meeting is scheduled for September 9, 2024, at 6:00 PM.

10. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 7:29 PM.

Respectfully submitted:



Michael Wyckoff, Chairman



Date



Lisa Scheuermann, Board Secretary



Date

